

EXECUTIVE COMMITTEE MEETING MINUTES

Wednesday, October 21, 2026 | 6:00-8:00 PM | Via Zoom

ATTENDANCE

ExCom Members Present: **Ash Hester**, President
Matt Lembo, Vice President
Rachel Davies, Secretary
Steven Fisher, Treasurer

ExCom Members Excused: **Dave Weaver**, Past President (Advisory Role)

Staff Present: **Nanci Champlin**, Executive Director
Board Members Present: **Daniel Portis-Cathers**, **Drew Hogan**
Guest:

EXECUTIVE COMMITTEE MEETING

6:06 PM Call to order and welcome - Ash Hester, President

- A quorum was present

6:09 PM Tabor Commons Task Force Discussion - Nanci Champlin

The property is now vacant and there will be costs associated with upkeep including utilities and internet for the alarm system, pest control, and possibly exterior security monitoring. Sarah is in the process of clarifying the exact costs and Nanci will be bringing that to the board. Matt Lembo requested including in the potential costs a property management company and the demands that would fall on staff for monitoring if a property management company is not engaged due to cost.

Daniel Portis-Cathers offered that he could provide some property management services. He lives nearby, has experience, and would be happy to discuss details before the board meeting.

Lease-to-own Inquiry: A doctor with a mobile health clinic on the Tabor Commons site weekly is interested in making the space a brick and mortar clinic. She has gathered some additional providers and has inquired about a lease-to-own agreement. They seek to serve women and families and host community workshops. She would like a response soon.

Discussion topics covered interest in learning more about the details and monthly payment terms for a lease-to-own agreement, determining market rate rent for the building, and consulting the listing broker on the structure of the offer.

Nanci will notify the interested party that we need about a week to put together our response. She will reach out to learn more details about the interested party's proposal for a lease-to-own agreement.

Daniel will reach out to our broker to determine the market rate for the property.

The details of that plan will be shared with the broker to determine if it's a feasible agreement for SE Uplift or whether a negotiation is needed. Matt and Ash suggested that an offer similar to the one given to Black and Beyond the Binary could be made, maintaining equity in treatment of prospective tenants.

The owner of the adjacent Dairy Queen property has notified our broker that he is interested in making an offer, but no offer has been received yet.

The Executive Committee discussed that, in reviewing any proposal, the intended use and benefit to the community are important considerations.

Drew Hogan proposed involving the community in the consideration of what goes into the space. Possible avenues for holding listening sessions in late November or early December were discussed. Creating a schedule and shared leadership would reduce the individual effort required for organizing listening sessions. It would include neighbors and parents active in the Atkinson Elementary School PTA. Nanci will connect with Drew to start putting a plan in motion.

6:52 PM Fiscal Sponsorship Update – Ash Hester

Partum Gardens is applying for fiscal sponsorship renewal (they are changing their name from [Kindred Gardens](#)). Steven noted that the project received two low scores on the evaluation rubric. He noted that there may be an expense of staff time in mentoring this group so they may raise their score.

Motion to renew fiscal sponsorship for Partum (Kindred) Gardens

VOTE: approval of fiscal sponsorship for Partum Gardens

Moved by: Steven Fisher

Seconded by: Ash Hester

In Favor: 4

Opposed: 0

Abstentions: 0

Result: The motion passed unanimously.

6:57 PM Strategic Planning Discussion & Role of ExCom – Matt Lembo, VP / Nanci Champlin

Suggestions for the Executive Committee role:

- *Approve planning committee's scope & elevation, [timeline](#), and budget*
- *Handle governance-level decisions between board meetings (as needed)*
- *Convene committee check-ins at key milestones before decisions move to the board*
- *Ensure staff capacity and ED input are built into the process*
- *Help committee build consensus for board adoption*
- *Matt will serve as liaison between the planning committee and ExCom*

Based on the progress to date, discussion covered extending the proposed timeline, bringing in an external consultant to educate the board on strategic visioning and/or to facilitate discussions. Nanci also proposed distinguishing between strategic planning and strategic visioning, and determining which one the board would like to do.

7:26 PM Set November Board Meeting Agenda – Ash Hester

Discussion Agenda

- Officer Elections - 10 minutes
- PPS School Closure Impact Assessment advocacy request - 15 minutes
- Committee Updates (including any Tabor Commons Task Force actions) - 25 minutes

Business Meeting

- Vote on advocacy request
- Approve October board minutes
- Adopt Balance Sheet as presented
- Adopt Q1 Finance Report as presented

Board Exercise

- Strategic Planning Update and Exercise - 35 minutes

8:00 PM Confirm November ExCom Meeting Quorum – Ash Hester

Upcoming Executive Committee meeting will be on November 17 at 5:30 PM (TBD depending on new ExCom members' availability). This is Ash's final executive committee meeting as her term as president ends during the November board meeting. All other executive committee members confirmed attendance, but the date and time will be finalized once the new executive committee is formed following November officer elections.

8:02 PM Adjourn – Ash Hester